

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/E of Havenfield Drive, 400 ft. +/-		
Of the c/l of Scotts Haven Drive	*	ZONING COMMISSIONER
20 Havenfield Drive		
11th Election District	*	OF BALTIMORE COUNTY
4th Councilmanic District		
Robert Geare, et ux	*	CASE NO. 99-276-A
Petitioners		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Robert Geare and Rosalie Geare, his wife, property owners, for that property known as 20 Havenfield Drive in the Scotts Haven subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 504 and 1B01.2.C.2.a. of the Baltimore County Zoning Regulations (BCZR) and V.B.6.b. and V.B.5.a. of the Comprehensive Manual of Development Policies, to permit a window tract boundary setback of 30 ft., in lieu of the required 35 ft. for a proposed sunroom addition, and with a 7 ft. window to property line setback, in lieu of the required 15 ft.; and to amend the Final Development Plan for lot 33 in Scotts Haven. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition. for Variance.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.


ORDER RECEIVED FOR FILING

Date 2/23/99
By [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 23rd day of February 1999, that the Petition for an Administrative Variance from Sections 504 and 1B01.2.C.2.a. of the Baltimore County Zoning Regulations (BCZR) and V.B.6.b. and V.B.5.a. of the Comprehensive Manual of Development Policies, to permit a window tract boundary setback of 30 ft., in lieu of the required 35 ft. for a proposed sunroom addition, and with a 7 ft. window to property line setback, in lieu of the required 15 ft.; and to amend the Final Development Plan for lot 33 in Scotts Haven, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 23, 1999

Mr. and Mrs. Robert Geare
20 Havenfield Drive
Perry Hall, Maryland 21234

RE: Petition for an Administrative Variance
Case No. 99-276-A
Location: 20 Havenfield Drive

Dear Mr. and Mrs. Geare:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
R.L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, Maryland 21061



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 20 HAVENFIELD DRIVE which is presently zoned DR-5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto, and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.2a. And 504 B02R AND
V.B.6.D AND V.B.5a CMAP (1971-1992)

*** SEE REVERSE SIDE**

RHT To permit A WINDOW TRAIT BOUNDARY SET BACK OF 30 FT
IN LIEU OF THE REQUIRED 35 FT FOR A PROPOSED SUN ROOM ADDITION WITH
A 7 FT WINDOW TO PROPERTY LINE SET BACK IN LIEU OF 15 FT AND TO
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or
practical difficulty)

amend the last approved FINAL DEVELOPMENT PLAN
FOR LOT 33 IN SCOTTS HAVEN.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to
be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the
legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

ROBERT GEARE

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

XXXX for Petitioner

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

20 HAVENFIELD DRIVE

Address

410-6682240

Phone No

PERRY HALL, MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD 21061

224 8th AVE., N.W.

Address

Phone No

GLEN BURNIE, MD 21061

City

State

Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____
that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County in two newspapers of general
circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *JL*

DATE: *1/21/99*

ESTIMATED POSTING DATE: *1/31/99*



Printed with Soybean Ink
on Recycled Paper

ITEM #: *276*

CLOSE 2/15/99.

99-276-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20 HAVENFIELD DRIVE

address

PERRY HALL, MD 21234

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLYS, ETC
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X *Robert Geare*
(signature)

ROBERT GEARE
(type or print name)



Rosalie Geare
(signature)
Rosalie Geare
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of January, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Geare And Rosalie Geare

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

1/8/99

Valerie T. DeLeon
NOTARY PUBLIC

My Commission Expires:

5/1/99

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 20 HAVENFIELD DRIVE

address

PERRY HALL, MD 21234

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS; MOSQUITOES, FLYS, ETC
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Robert Geare
(signature)

ROBERT GEARE
(type or print name)



Rosalie Geare
(signature)

Rosalie Geare
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8 day of January, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert Geare And Rosalie Geare

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

1/8/99

NOTARY PUBLIC

Valerie T. Green

My Commission Expires:

5/1/99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 HAVENFIELD DRIVE

which is presently zoned DR 5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.2. & ABCR AND V.B. 6, b

* SEE REVERSE SIDE.

AND V.B. 5, & C.M.D.P. (1971-1992) TO PERMIT A WINDOW TO TRACT BOUNDARY SETBACK OF 30 FT. IN LIEU OF THE REQUIRED 35 FT. FOR A PROPOSED SUN ROOM ADDITION, WITH A 7 FT WINDOW TO PROPERTY LINE SETBACK IN LIEU OF 15 FT. AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR LOT 33 IN SCOTTS HAVEN

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

ROBERT GEARE

(Type or Print Name)

Signature

Signature

Address

Rosalie Geare

(Type or Print Name)

City

State

Zipcode

Signature

~~XXXX~~ for Petitioner

PATIO ENCLOSURES, INC.

(Type or Print Name)

Signature

R. L. TICE, AGENT

20 HAVENFIELD DRIVE

Address

410-6682240

Phone No

PERRY HALL, MD 21234

City

State

Zipcode

Name, Address and phone number of representative to be contacted

224 8th AVE., N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD 21061

City

State

Zipcode

PATIO ENCLOSURES, INC.

Name

224 8th AVE., N.W.

Address

410-760-1919

Phone No

GLEN BURNIE, MD 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 276

99-276-A

ZONING DESCRIPTION

276

Zoning Description for 20 Havenfield Drive

Beginning at a point on the ^S~~E~~.East side of Havenfield Drive
which is ^{40'}~~20'~~ wide at the distance of 400+- East of the
centerline of the nearest improved intersecting street,
Scotts Haven which is ^{50'}~~30'~~ wide.

*Being Lot #33, Block x, Section x, in the subdivision of
Scotts Haven recorded in Baltimore County Plat Book # 51,
Folio # 75 containing 6621~~6621~~ square feet. Also known as
20 Havenfield Drive and located in the 11th Election District, 4th
Councilmanic District.

R/S

99-276-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 062363

DATE 1/21/99 ACCOUNT R0016150
AMOUNT \$ 100.00

RECEIVED FROM: Peter Enclosure

FOR: ADMIN VAR AND AMEND FDP

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS INITIAL TIME
1/21/1999 1/21/1999 10:42:54
RE: 0003 CASHIER PWR PM PRDUP
5 MISCELLANEOUS CASH RECEIPT
Re: 100.00 072779
CE NO. 062363
100.00 CHECK
Baltimore County, Maryland

99-276-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 99-276-A

Petitioner/Developer: _____

ROBERT & ROSALIE GEARE

Date of Hearing/Closing: 2/15/99

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

20 HAVENFIELD ROAD

The sign(s) were posted on _____

1/30/99

(Month, Day, Year)

CASE # 99-276-A

Sincerely,

Richard E. Hoffman 1/30/99
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR
(Address)

FALLSTON, MD. 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

20 HAVENFIELD ROAD

POSTED 1/30/99

Richard E. Hoffman 1/30/99

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number ⁹⁹~~99~~- 276 -A Address 20 HAVENFIELD DR.
Contact Person: JOHN LEWIS Phone Number: 410-887-3391
Planner, Please Print Name
Filing Date: 1/21/99 Posting Date: 1/31/99 Closing Date: 2/15/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and he/she is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number ⁹⁹~~99~~- 276 -A Address 20 HAVENFIELD DR.
Posting Date: 1/31/99 Closing Date: 2/15/99

Wording for Sign: TO PERMIT A WINDOW TO TRACT BOUNDARY AND WINDOW TO
PROPERTY LINE SETBACKS OF 30 FT. AND 7 FT. IN LIEU OF THE REQUIRED
~~35~~ 35 FT. AND 7 FT. RESPECTIVELY AND TO AMEND THE LAST APPROVED
FINAL DEVELOPMENT PLAN FOR SCOTTS HAVEN LOT #33

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-276-A
Petitioner: ROBERT AND ROSALIE GEAR
Address or Location: 20 HAVENFIELD DR PERRY HALL MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

Name: PATIE ENCLOSURES INC
Address: 221 BTH AVE NW
GLEN BURNIE MD 21061
Telephone Number: 760-1919



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 16, 1999

Mr. Robert L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

RE: Item No.: 276
Case No.: 99-276-A
Location: 20 Havenfield Drive

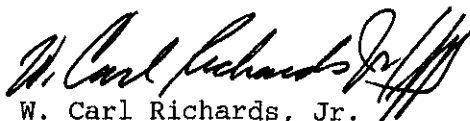
Dear Mr Tice:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 22, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: February 2, 1999

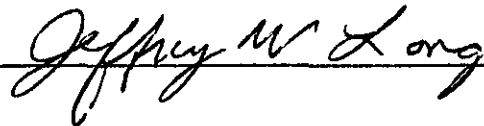
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 262, 265, 268, 269, 274, and 276

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 2-8-99

FROM: R. Bruce Seeley, Project Manager *RM/JS*
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 2/1/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 268

269

270

271

272

273

274

275

276



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

January 28, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 1, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

268, 269, 270, 271, 272, 273, 274, 275, 276 and 277

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 10, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 8, 1999
Item Nos. 268, 269, 274, 276 and 277

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1.26.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 276

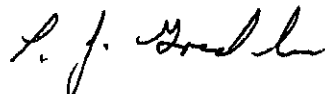
JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

#276

JAN 21, 1999

TO: Baltimore County
FROM: PATIO ENCLOSURES INC
R.H. TICE Agent

We are requesting that the old VARIANCE
form be accepted for this petition in
view of:

NOT being informed of the change and
the inconvenience, loss of time
and the cost of having to redo
the new form. Should the zoning
commission require a revised form
upon review of the petition request
we will attempt to provide same.
PATIO ENCLOSURES INC

R.H. TICE Agent
ROBERT TICE

Photograph will be provided well in advance
of the posting period.

App advised photos required filing
at own risk.

99-276-A

LIZ 503-76,013

This Deed, MADE THIS 12th day of SEPTEMBER

in the year one thousand nine hundred and EIGHTY-FIVE by and between

S & S HOMES, INC., a body corporate of the State of Maryland

of the first part, and

ROBERT N. GEARE, SR. and ROSALIE G. GEARE, his wife, OF BALTIMORE COUNTY, STATE OF MARYLAND
PARTIES

of the second part.

WITNESSETH, That in consideration of the sum of NINETY-NINE THOUSAND ONE HUNDRED EIGHTY-FIVE and 00/100ths (\$99,185.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED,

the said PARTY OF THE FIRST PART

D RC/F	13.00
D I TX	495.93
D DOCS	497.50
DEED	0
CHK JR I	1006.43
#30442 C002 R02 T0915	09/26/85

do es grant and convey to the said PARTIES OF THE SECOND PART, AS TENANTS BY THE ENTIRETIES, THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S

personal representatives/~~successors~~ and assigns, in fee simple, all

THAT lot of ground situate in BALTIMORE COUNTY, STATE OF MARYLAND,

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 33 as shown on the Plat entitled "Plat Two, Scott's Haven", which Plat is recorded among the Land REcords of Baltimore County in Plat Book EHKJR No. 51 folio 75.

The improvements thereon being known as No. 20 Havenfield Drive.

BEING the samelot of ground which by Deed dated June 10, 1985 and recorded among the Land REcords of Baltimore County in Liber EHKJR No. 6946 folio 439 was granted and conveyed by Scott's Haven Partnership unto S & S HOMes, Inc., the said party of the first part herein named.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
CLERK
DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE DATE

TOGETHER with the things thereupon, and the rights, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To HAVE AND To HOLD the said described lot of ground and premises to the said PARTIES OF THE SECOND PART, AS TENANTS BY THE ENTIRETIES, THEIR ASSIGNS, THE SURVIVOR OF THEM AND THE SURVIVOR'S personal representatives/successors and assigns, in fee simple.

AND the said party of the first part hereby covenant s that IT HAS not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that IT will warrant specially the property hereby granted; and that IT will execute such further assurances of the same as may be requisite.

WITNESS the name and corporate seal of said body corporate and the signature of the President thereof.

Attest:

S & S HOMES, INC.

James F. Kogrook
Secretary

BY: Sharon V. Bialeszewski
VICE President

STATE OF MARYLAND

County OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 12th day of SEPTEMBER, 19 85, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sharon V. Bialeszewski

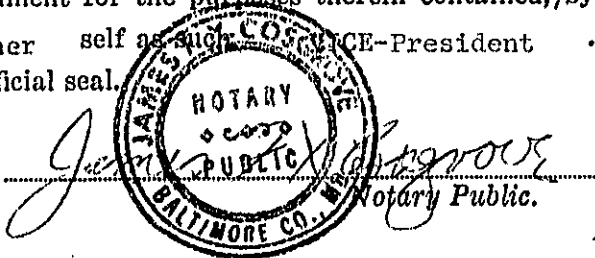
who acknowledged herself to be the VICE-President of S & S HOMES, INC.

a corporation, and that she as such VICE President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by her self as such VICE-President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1986



*and doth hereby certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Grantor corporation and further certifies that the subject property is not the last remaining asset of said Corporation.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 20 HAVENFIELD DRIVE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SCOTTS HAVEN

plat book # 51, folio # 75, lot # 33, section # X

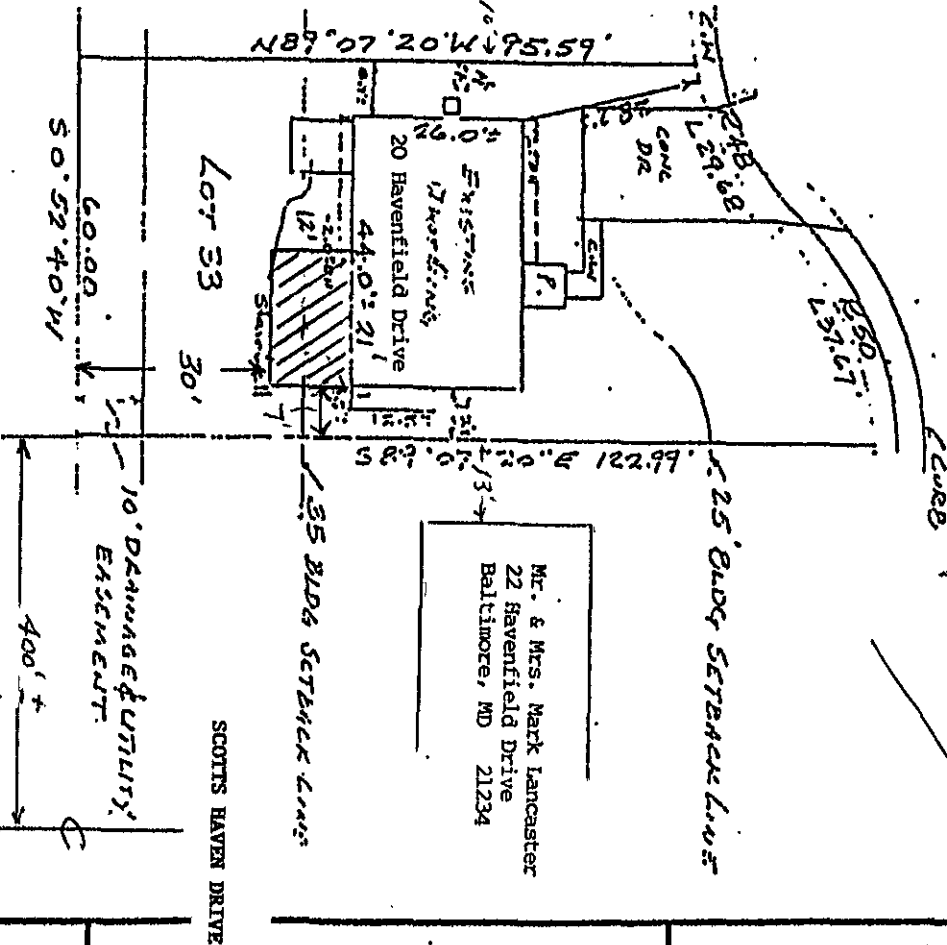
OWNER: ROBERT GEARE

Havenfield Drive

11/10/01

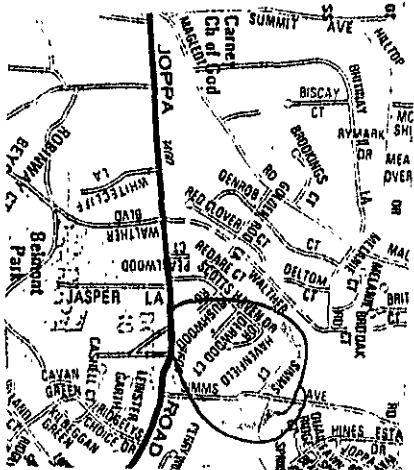
Mr. & Mrs. Scott Thacker
18 Havenfield Drive
Baltimore, MD 21234

Mr. & Mrs. Mark Lancaster
22 Havenfield Drive
Baltimore, MD 21234



date: North
prepared by: R. L. TICE

Scale of Drawing: 1" = 30'



Vicinity Map
Scale 1" = 1000'

LOCATION INFORMATION

Election District: 11

Councilmanic District: 4

1" = 200' scale map #: NE-10F

Zoning: DR-5.5

Lot size: .152 acreage
6621 square feet

Public private
SEWER: ☒ ☐
WATER: ☒ ☐

Prior Zoning Hearings: ☐ ☐ ☐

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

276

99-276-A



RIC-LEE CORPORATION
T/A PATIO ENCLOSURES, INC.

224 8TH AVENUE, N.W.
GLEN BURNIE, MARYLAND 21061-2828
410-760-1919

January 26, 1999

County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

Attention: Gwen
Planning & Zoning

Enclosed are pictures required for the Administrative Variance for:

Robert Geare
Case # 276

Thank you,

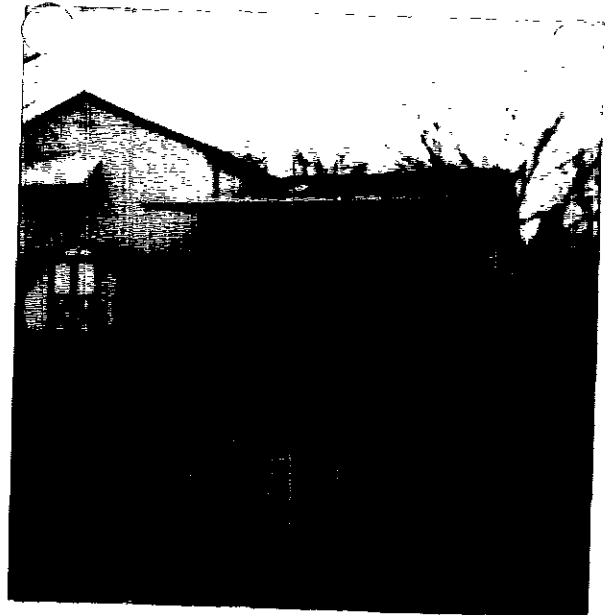
R. L. Tice ^{VLM}

R. L. Tice
Agent

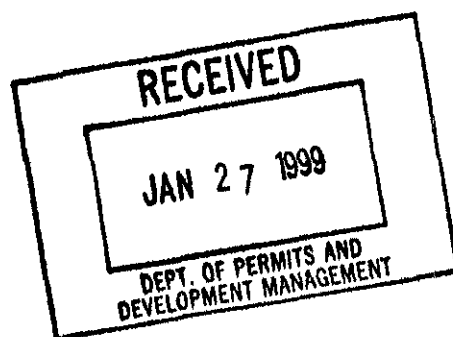
Enclosures (2)



276



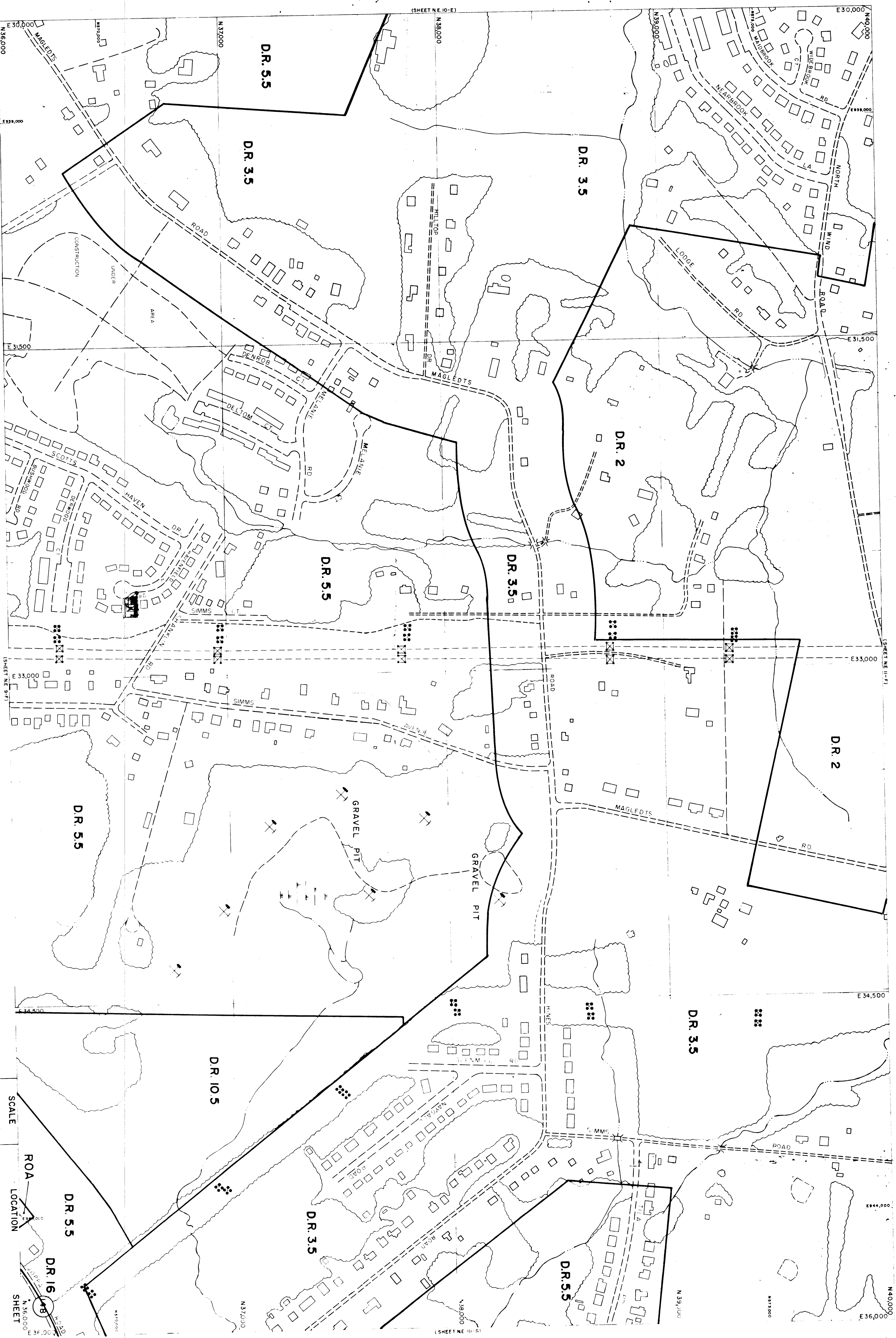
276



RECEIVED

JAN 27 1999

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT



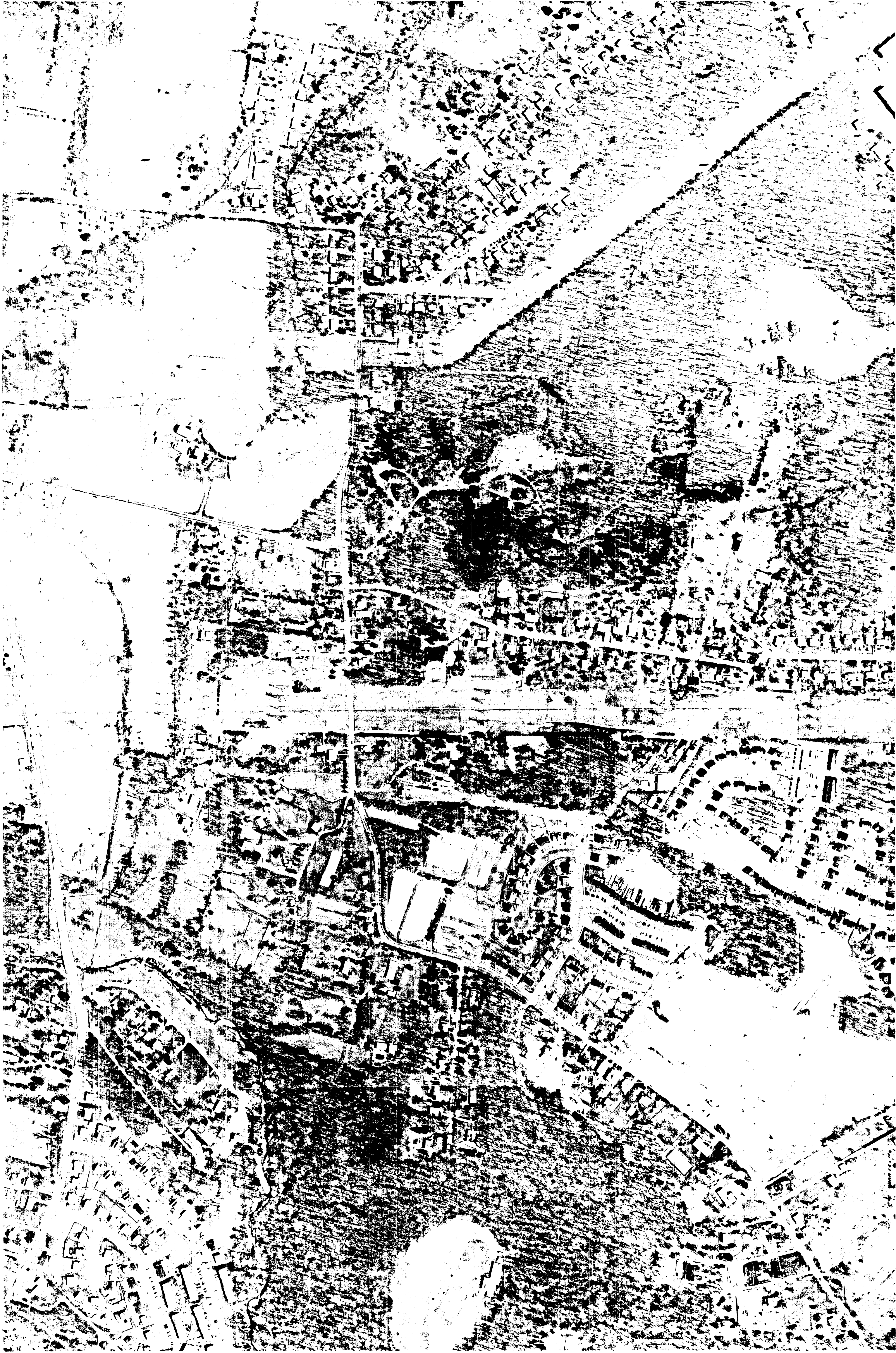
N-NE M-NW
R-SE Q-SW

1966 CONFERENCE REPORT
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OF 1966
Bill Nos. 125-96, 126-96, 127-96, 128-96, 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin L. Keene
Chairman, Conference

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

#276 99-276-A

SCALE	LOCATION	DATE	PHOTOGRAPHY
1" = 200'	CARNEY	PERRY HALL	JANUARY 1986



276

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

LOCATION

SHEET

CARNEY
PERRY HALL

N.E.
10-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986